

This Instrument prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301

**DEED FOR PERPETUAL EASEMENT
FOR PURPOSES OF ROADWAYS AND DRAINAGE**

THIS WARRANTY DEED FOR PERPETUAL EASEMENT, made and executed the ____ of _____ 2004 between **CENTERVILLE TRACE HOMEOWNERS ASSOCIATION, INC.**, whose mailing address is P.O. Box 13936, Tallahassee, FL 32317-3936, Grantor, and **LEON COUNTY**, a political subdivision of the State of Florida, whose mailing address is Department of Public Works, 2280 Miccosukee Road, Tallahassee, Florida, Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt which is acknowledged, by these presents, does grant, bargain, sell, alien, remise, release, convey, and confirm to Grantee, its successors and assigns forever the following described land, situate, lying and being in Leon County, to wit:

The roadways as described in attached Exhibit "A" together with all areas designated as road right-of-way, drainage easement, and Lake in Phases II and III as depicted on the Plat of Centerville Trace Subdivision, Phase II recorded in Plat Book 10, page 5, and the Plat of Centerville Trace Subdivision, Phase III recorded in Plat Book 10, page 54 of the Public Records of Leon County, Florida.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same as a perpetual easement for purposes of roadways and drainage.

AND Grantor covenants with Grantee that Grantor is lawfully seized of the land as perpetual easements for the purposes of roadways and drainage; that Grantor has good right and lawful authority to sell and convey such interests in the land; that Grantor fully warrants the title to the perpetual easements in the land for purposes of roadways and drainage and will defend the same against the lawful claims of all persons whomsoever; and that the perpetual easements in the land are free of all encumbrances.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness Signature

Printed Witness Signature

Witness Signature

Printed Witness Signature

**CENTERVILLE TRACE HOMEOWNERS
ASSOCIATION, INC.**

By: _____
Virginia C. Thorne
Its: President

ATTEST: _____
Sonia M. Fancher
Secretary

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this ____ day of _____ 2004, by
Virginia C. Thorne as President for Centerville Trace Homeowners Association, Inc.

(SEAL)

signature

print, type, or stamp name of Notary

Personally known _____
or Produced Identification _____
Type of Identification Produced _____

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this ____ day of _____ 2004, by
Sonia M. Fancher as Secretary for Centerville Trace Homeowners Association, Inc.

(SEAL)

signature

print, type, or stamp name of Notary

Personally known _____
or Produced Identification _____
Type of Identification Produced _____